



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
December 8, 2014  
Common Council Chambers – 6:00 PM**

**BOARD MEMBERS:** Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

**ALTERNATES:** Jonathan Korn, Jamie Mills and William Tubby.

**REGULAR BUSINESS:**

**Item #1:** Open Public Speaking (6:00P.M. – 6:15 P.M.)

**Item #2:** Adoption of the November 10, 2014 Planning Board minutes.

**PUBLIC HEARINGS:**

**Item #3:** #718 Broadway SPECIAL PERMIT renewal for satellite dish antennae. SBL 56.25-1-7. SEQR Determination. Zone C-2. Ward 2. WKNY/applicant; Page Five LLC/owner.

**Item #4:** #88-110 Rondout Landing SPECIAL PERMIT renewal for restaurant use. SEQR Determination. SBL 56.43-6-3 & 4. Zone RF-R, Heritage Area. Ward 8. Keith Slifstein/applicant; JKJ Properties, LLC/owner.

**Item #5:** #20 North Street SPECIAL PERMIT to rent 2 rooms in an owner occupied home. SBL 56.36-1-25. Zone RF-R. Ward 8. Aldo & Elenice Sensini; applicant/owner.

**Item #6:** #40 Broadway (20-42 Broadway) SPECIAL PERMIT renewal for outside dining. SBL 56.43.8.61.1. SEQR Determination. Zone RLC, Heritage Area. Ward 8. Dermott Mahoney/applicant; 30 Kingston Realty Corp/owner.

**Item #7:** #111 Abeel Street SPECIAL PERMIT renewal to establish ground floor commercial with 6 residential units in an existing building. SBL 56.43-2-28. Zone RT, Rondout Historic District, Heritage Area. Ward 8. Michael Piazza; applicant/owner.

**Item #8:** #9 Hone Street SPECIAL PERMIT to renovate an existing structure to create 2 residential apartment units with a 450sf ground level art gallery. SEQR Determination. Zone RT, HLPC, HAC. Ward 8. Michael Piazza; applicant/owner.

**OLD BUSINESS:**

**Item #9:**     #474 Broadway SITE PLAN for renovations to an existing commercial building. SBL 56.26-9-29.100. Zone C-2, BODD. Ward 5. LA Kingston, Lillian & Arthur Nazginov; applicant/owner.

**Item #10:**    Hudson Landing Development SITE PLAN to construct a waterfront promenade. Zone TNDOD. Ward 8. Kingston Landing Development LLC.; applicant/owner.

**PERFORMANCE BONDS:**

**Item #11:**    #165 Cornell Street REQUEST FOR REDUCTION of the performance bond for the Lace Factory. SBL 48.82-1-26.100. Zone M-2. Ward 6. Lace Mill Limited Partnership/owner.

**DISCUSSION:**

**Item #12:**    #67 Broadway Discussion on construction of a new building.

**OTHER BUSINESS:**

**Item #13:**    Meeting with the Conservation Advisory Council (CAC) to have discussion on initiatives being pursued by the CAC.